



VERIFIED LEGAL DESCRIPTION FORM

19-699

The following legal description has been prepared by

ROBERT A. ELLIS

and submitted to the City Planning Division for verification.

Signature

Date

This description has been
reviewed by the Bureau of
Engineering and is acceptable
based on a comparison with:

Survey, Plats,
GIS Mapping and
official records.

By R. Ellis Date 2/21/2020

Application Request (Office Use Only)

File No. ANX2019-10010
GMP2019-10023

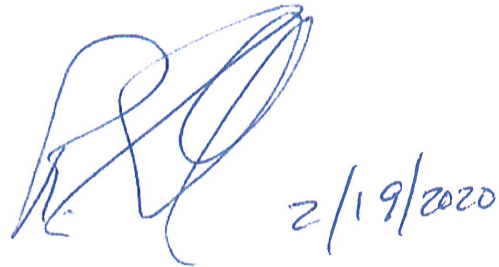
Legal Description Including Acreage (To be typed by Applicant):

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 21, TOWNSHIP 23 SOUTH, RANGE 30 EAST ORANGE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SOUTHWEST 1/4 OF NORTHEAST 1/4 OF SAID SECTION 21; THENCE N89°55'21"E ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF NORTHEAST 1/4 AND THE NORTH LINE OF THE SOUTHEAST 1/4 OF NORTHEAST 1/4 ALSO BEING THE SOUTH LINES OF THE FOLLOWING SIX (6) PARCELS OF LAND (ID:21-23-30-0000-00-015, ID:21-23-30-7249-00-130, ID:21-23-30-3856-00-160, ID:21-23-30-0000-00-054, ID:21-23-30-0000-00-011, ID:21-23-30-0000-00-010) A DISTANCE OF 1,494.15 FEET; THENCE DEPARTING THE NORTH LINE OF THE SOUTHEAST 1/4 OF NORTHEAST 1/4 GO N00°00'17"E A DISTANCE OF 15.00 FEET; THENCE N89°55'21"E ALONG THE SOUTH LINES OF THE FOLLOWING TWO (2) PARCELS OF LAND (ID:21-23-30-0000-00-010, ID:21-23-30-0000-00-008) A DISTANCE OF 151.02 FEET; THENCE DEPARTING SAID SOUTH LINE GO N00°00'20"E ALONG THE EAST LINE OF SAID PARCEL (ID:21-23-30-0000-00-008) A DISTANCE OF 1,255.52 FEET; TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF HOFFNER AVENUE (A.K.A. STATE ROAD #15 66.0' RIGHT OF WAY) THENCE N89°58'44"E ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 30.00 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE GO S00°00'20"W ALONG THE WEST LINES OF THE FOLLOWING THREE (3) PARCELS OF LAND (ID:21-23-30-0000-00-005, ID:21-23-30-0000-00-035, ID:21-23-30-0000-00-046) A DISTANCE OF 1,270.51 FEET; TO A POINT OF INTERSECTION ON THE AFOREMENTIONED NORTH LINE OF THE SOUTHEAST 1/4 OF NORTHEAST 1/4 THENCE DEPARTING SAID WEST LINE GO N89°54'40"E ALONG SAID NORTH LINE OF THE SOUTHEAST 1/4 OF NORTHEAST 1/4 AND THE SOUTH LINES OF THE FOLLOWING THREE (3) PARCELS OF LAND (ID:21-23-30-0000-00-046, ID:21-23-30-0034-00-010, ID:21-23-30-0000-00-002) A DISTANCE OF 881.10 FEET; TO A POINT OF INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF SEMORAN BOULEVARD (A.K.A. STATE ROAD #436 100' RIGHT OF WAY) THENCE DEPARTING SAID NORTH LINE OF THE SOUTHEAST 1/4 OF NORTHEAST 1/4

GO S00°00'36"W ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 665.46 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE GO S89°53'39"W ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 ALSO BEING THE NORTH LINE OF PARCEL (ID:21-23-30-5090-01-000) A DISTANCE OF 564.03 FEET; THENCE DEPARTING SAID NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 GO S00°00'25"W ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 ALSO BEING THE WEST LINE OF PARCEL (ID:21-23-30-5090-01-000) A DISTANCE OF 665.59 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21 THENCE S89°51'58"W ALONG SAID SOUTH LINE OF THE NORTHEAST 1/4 ALSO BEING THE NORTH LINE OF PARCEL (ID:21-23-30-0000-00-038) A DISTANCE OF 1,992.00 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF SECTION 21 THENCE DEPARTING SAID SOUTH LINE OF THE NORTHEAST 1/4 GO N00°00'07"W ALONG THE WEST LINE OF THE NORTHEAST 1/4 ALSO BEING THE EAST LINE OF PARCEL (ID:21-23-30-0000-00-038) A DISTANCE OF 1,333.14 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 70.47 ACRES MORE OR LESS

A handwritten signature in blue ink, followed by the date "2/19/2020" written vertically in blue ink.